



City of Woburn, Massachusetts

Planning Board

City Hall, 10 Common Street
Woburn, MA 01801

Phone: 781-897-5817

Tina Cassidy,
Planning Director

Karen Smith
Assistant Planner

MEETING AGENDA

Tuesday, April 11, 2023 Meeting | 7:00 p.m.
City Council Chamber, Woburn City Hall, 10 Common Street, Woburn MA

CITY CLERK OFFICE
2023 APR -6 AM 9:45
WOBURN, MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS (ANR's)**, if any
3. **PUBLIC HEARING**: to amend Sections 23 (Commerce Way Corridor Overlay District, CWCOD) and 5 (Use Regulations) of the 1985 Woburn Zoning Ordinances (WZO) as follows: (a) Amend Section 23.5.1 to allow roof-mounted, solar carport/canopy on a parking garage, small-scale ground-mounted, medium-scale ground-mounted, large-scale ground-mounted, off-grid and passive solar energy systems, and solar thermal systems, by right; (b) Amend Section 23.5.2 to allow Solar Carport/Canopy, by special permit; (c) Amend Section 5 by adding a new Section 5.5 Solar Photovoltaic Installations as follows: "Solar Photovoltaic Installations shall be exempt from the requirements of Section 23.3 Project Review Procedures; Section 3.1 Concept Plan Review; Section 3.2 Establishment and Authority; The Concept Plan Review Committee; Section 3.3 Report; Section 3.4 Effect; Section 3.5 Minimum Concept Plan Review Criteria; and Section 3.6 Concept Plan Submission Criteria."; and (d) Add the following sentence as a new Section 23.12 entitled Solar Photovoltaic Installation: "Except as otherwise provided for herein, solar photovoltaic installations shall comply with Section 26 of this Zoning Ordinance.". / **120 Commerce Apartments LLC, c/o Toll Brothers Apartment Living**
4. **PLANNING BOARD DIRECTOR UPDATE**: (a) Meeting schedule, location and agenda items for upcoming Board meeting on April 25, 2023; (b) Time-sensitive matters, if any, such as invitations to conferences/workshops; and (c) If required, general information on other topics such as implementation of the affordable housing production plan and master plan, updates on potential zoning ordinance and subdivision rules and regulations amendments to be discussed at future meeting(s).
5. **APPROVAL OF MINUTES**: March 28, 2023 meeting
6. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
7. **ADJOURNMENT**

The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Some items may be discussed in a different order than appears on the printed agenda, not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.